



CITY OF BEAVERTON
Community and Economic Development
Department
Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: June 19, 2013

Hearing Body: Planning Commission

Project Name:	Waterhouse Commons
Case File No.:	CU2013-0002 / DR2013-0026
Summary of Application:	The applicant requests approval of a new Conditional Use for extended hours of operation associated with a new drive-thru facility. According to the applicant, the intended use of the drive-thru building includes a bank, fast food restaurant, medical office or pharmacy. Uses operating between 10:00 p.m. and 7:00 a.m. are a Conditional Use in the Community Service zoning district when the property is located within 500 feet of an existing residential use in a residential zone. The applicant requests 24 hours of operation of the drive-thru facility. The applicant also requests Design Review Two approval for demolition of approximately 4,400 square-feet from the mid-section of the existing building located on the northeast portion of the site. The proposed demolition would allow for circulation of drive-thru lanes between the remaining building ends. The easternmost building, at approximately 5,000 square-feet in size, is the location of the proposed drive-thru use.
Project Location:	16055 SW Regatta Lane; Tax Lot 2000 on Washington County Tax Assessor's Map 1S1-05BA
Zoning & NAC:	Community Service (CS) / Five Oaks/Triple Creek NAC
Applicable Development Code Criteria:	Development Code Sections 40.03 <i>Facilities Review</i> , 40.15.15.3.C <i>Conditional Use</i> , and 40.20.15.2.C <i>Design Review Two</i>
Applicable Comprehensive Plan Policies:	Comprehensive Plan Policy 8.4.1.a
Hearing Place and Time:	City Council Chambers, First Floor, Beaverton City Hall, 4755 SW Griffith Drive beginning at 6:30 p.m.
Staff Contact:	Cassera Phipps 503.526.2247 / cphipps@beavertonoregon.gov

Mailed written comments should be sent to the attention of the Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by **Friday, June 7, 2013**. Please reference the Case File Number and Project Name in your written comments. If you decide to submit written comments or exhibits before the public hearing, all submittals prior to or at the hearing that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

Facilities Review Committee Meeting Date: Wednesday, May 29, 2013

The Facilities Review Committee is not a decision-making body, but advises the Director and Planning Commission on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Director will include the Committee's recommendation in the staff report to the decision-making authority. The Facilities Review Committee meeting is open to the public, but is not intended for public testimony.

A copy of the pre-application conference comments, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for review at the Beaverton Development Services Division, 2nd floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 7:30 a.m. to 5:00 p.m., Monday through Friday. A copy of the staff report will be available for inspection at no cost at least seven (7) calendar days before the hearing. A copy of any or all materials will be provided at reasonable cost. A copy of the staff report may also be viewed on-line at: www.beavertonoregon.gov/DevelopmentProjects

The Planning Commission shall conduct the hearing in accordance with adopted rules of procedure and shall make a decision on the development application after the hearing closes. Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITH 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 503-526-2222/VOICE/TDD.

